Class A Office Space

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For Lease

The Solon Marquis

32125 Solon Road
Solon, OH 44139

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1,600 SF - 9,979 SF
Available

Base Rental Rate:
$15.00/SF NNN

Location Overview

- Beautiful Class A office building with signage/ naming rights available
- One of the most desirable office buildings in Solon and on Cleveland's east side
- Centrally located in Solon with convenient access to freeways I-271 & I-480 via Route 422
- Solon is one of the largest employers in the Cleveland region

Features & Amenities

- 2-story atrium lobby with granite floors and exotic wood walls
- Building conference room available to tenants that seats up to 8 people
- Building kitchen and lounge available to tenants
- Furniture available (work stations, desks, chairs, etc.)
- Fiber optic communications and TI
- Prominent building signage available

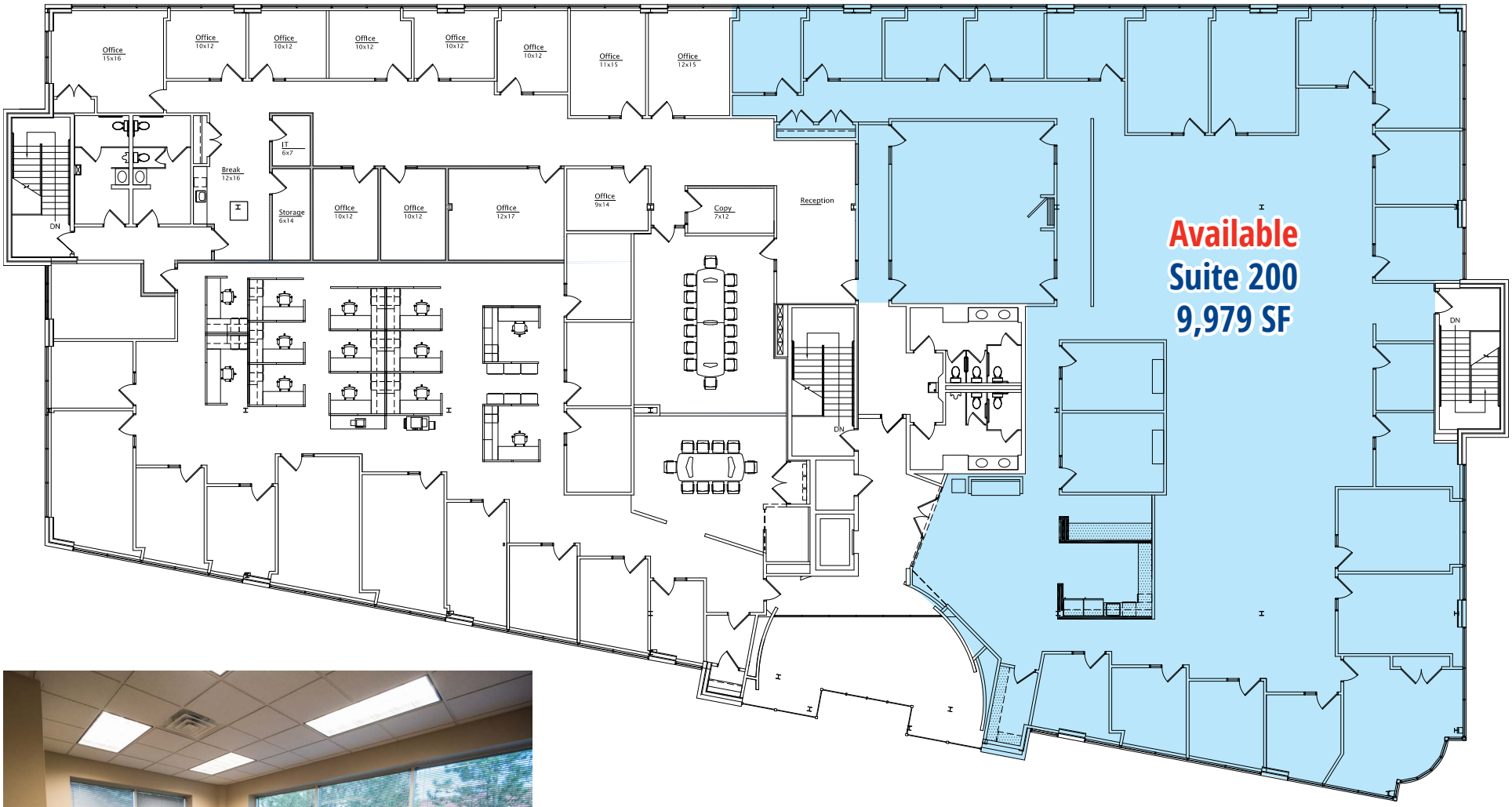
Building Specifications

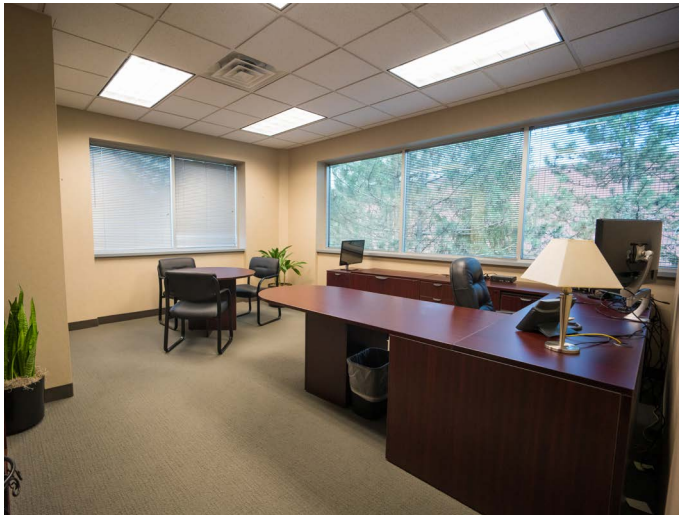
Address	32125 Solon Road, Solon, OH 44139
Building Size	40,474 SF
Rental Rate	$15.00/SF (NNN)
Common Area Factor	12%
Vacancies	**First Floor Total SF:** 1,600 SF (Suite 140) **Second Floor Total SF**: 9,979 SF (Suite 200)
Zoning	Office and medical
Floors	Two
Year Built	2000
Parking	More than 170 secure, lighted parking spaces
Elevators	One (ADA compliant)
Security	Keyless Entry System using cards throughout

First Floor Plan

Suite	Space (SF)
140	1,600 SF

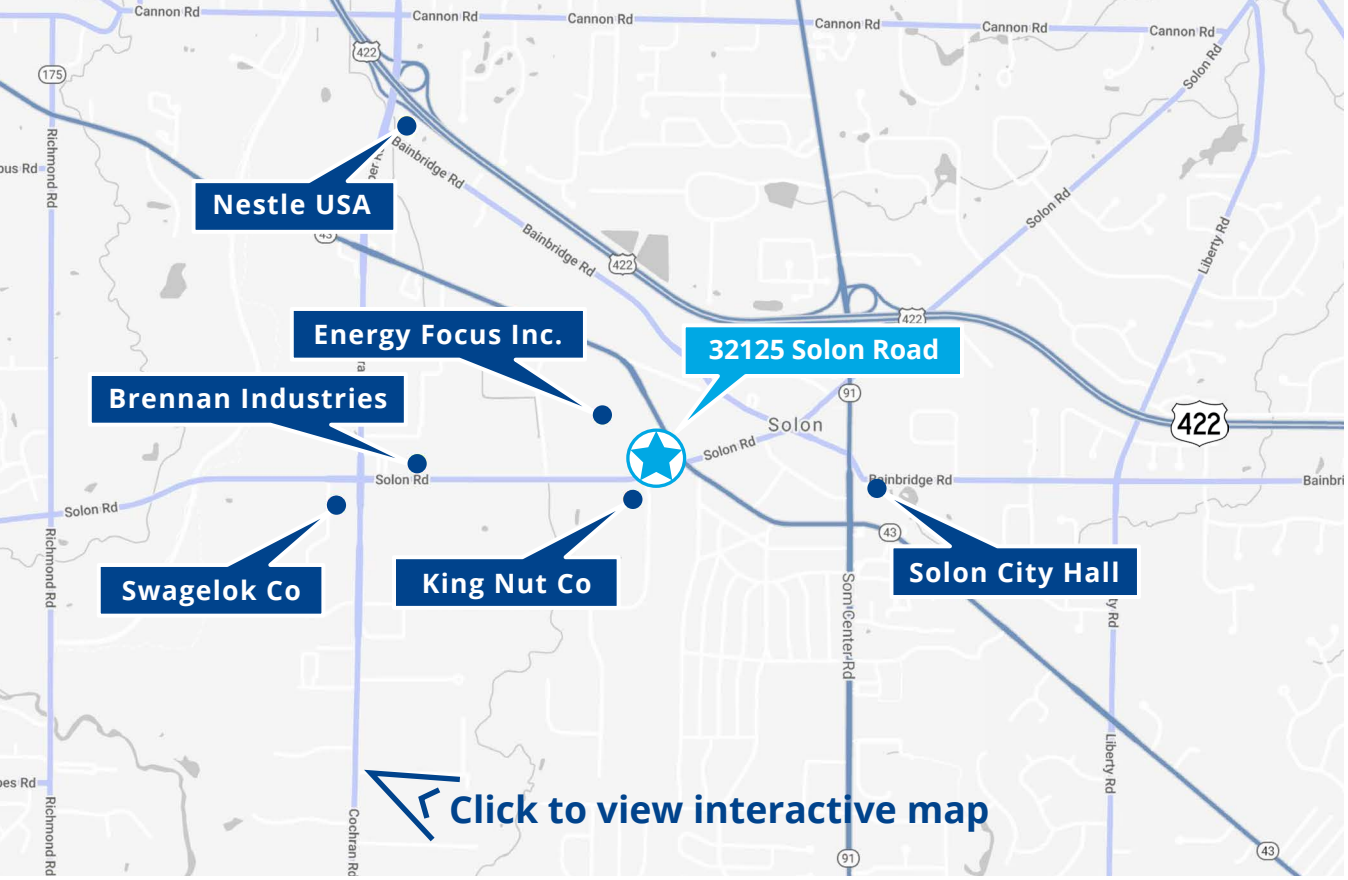
Second Floor Plan

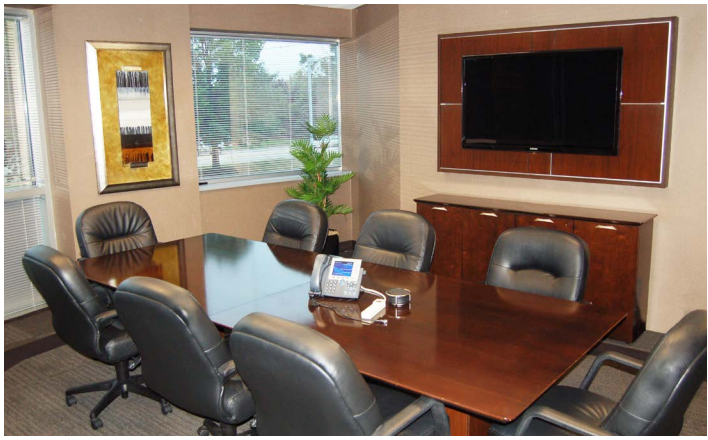




Suite	Space (SF)
220	9,979 SF Available

Property Photos





Demographics 5-mile radius

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Curent Population	Average Household Income	Projected Average Household Income (2028)	Total Businesses	Total Employees
99,384	$125.894	$143,432	4,781	73,483

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